



2 Bedrooms

Holbrook Estate Agents are pleased to offer for sale this fully renovated, immaculately presented 2-bedroom semi-detached property. Located within a well-established residential area of Seaham, this property on Windsor Road offers comfortable living with convenient access to a range of local amenities and transport links. The home is ideally positioned for families and commuters alike, being within walking distance of local schools including Westlea Primary School and Seaham High School, along with nearby convenience stores and everyday services.

Comprising of open entrance hall, spacious lounge, fully fitted kitchen, separate dining area, 2 double bedrooms both with built-in storage, master having fitted wardrobes, newly fitted fully tiled bathroom, loft with ladder, light and boarding.

Externally there is a large outbuilding for storage, external sockets, external hot and cold taps, new summerhouse to the South facing rear garden, that has been insulated and boarded with full electric sockets and lighting. Overall, the garden, patio, and summer house together create a beautiful outdoor sanctuary where people can unwind, entertain guests, and enjoy the privacy of the family friendly layout.

Early viewing is recommended to fully appreciate the property's location and the convenience of its surrounding amenities.

Asking Price:

£135,000

EPC-TBC

Windsor Road

Seaham, SR7



Location:

Windsor Road, SR7 8DG is located in the Deneside area of Seaham and made-up of mostly of semi-detached residential housing. Situated approx. 2.2 km from the coast. The area offers good access to schools, local convenience shops, GP services, and public transport, mostly within walking distance of the property.

Directions:

Starting from Seaham Town Centre, head west on Church Street (B1287). Continue onto Rainton Road / A182 heading out of the town centre. Turn left onto Stockton Road (B1287) toward New Seaham. Turn right onto Eastlea Road. Turn left onto Windsor Road.

Distance: about 1-1.5 miles

Driving time: roughly 5 minutes

Walking time: about 20-25 minutes

Entrance Hall:

2.28 x 1.88

Composite entrance door, under stairs storage cupboard, laminate flooring.

Living Room:

4.09 x 3.66

Double-glazed windows and French doors with fitted blinds, leading to rear garden, laminate flooring, 2 x radiators.

Kitchen:

3.38 x 2.40

Double-glazed window and composite door, full range of fitted base and wall units, additional built-in storage cupboard, space for free-standing cooker, fridge/freezer and washing machine, tiled splashback, laminate flooring.



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**Dining Room:****3.00 x 1.87**

Double-glazed window, laminate flooring, radiator.

First Floor**Landing:****2.23 x 1.90**

Loft entrance with ladder, lighting and part boarded. Built-in storage cupboard housing the boiler.

Bedroom 1:**3.48 x 3.28**

Double-glazed window with fitted blind, panel effect feature wall, 2-double fitted wardrobes with matching dressing table, built-in storage cupboard, radiator, carpet.

Bedroom 2:**3.52 x 3.12**

Double-glazed window, built-in storage cupboard, radiator, carpet.

Bathroom:**2.25 x 1.87**

Double-glazed window, panelled bath with screen and bar shower, w/c with vanity and concealed cistern, hand basin with vanity unit, panelled ceiling with spotlights, fully tiled walls, tiled flooring.

External**Outbuilding:****4.20 x 1.98**

Large storage area.

Summer House/ Office/ Snug:**4.08 x 2.86**

Fully insulated and plastered, full electrics including sockets and lighting, vinyl flooring.

Front Garden:

Double width block paved driveway for 2 cars. gravelled and paved areas.

Side:

Gate to bin storage and 2nd gate to rear garden.

Rear Garden:

South facing, low maintenance, large patio and astro turf areas, summer house.

Disclaimer:

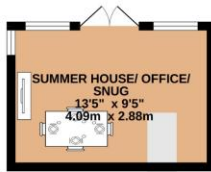
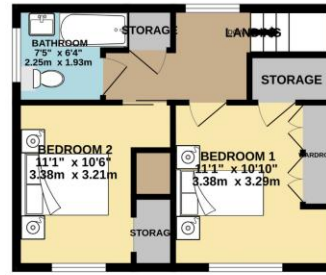
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GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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